



Flat 1/2, 92 Langside Avenue
Glasgow | G41 2TR

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Offers Over £220,000



Flat 1/2, 92 Langside Avenue, Glasgow, G41 2TR

This is an enviable Southside address situated within desirable red sandstone Tenement on the preferred first floor. The property enjoys a privileged position overlooking on to Queens Park, and enters by a bright and welcoming hallway giving access to all apartments. The front facing living space relishes a traditional sectioned bay window allowing for maximum light exposure, and benefits from hardwood flooring and upgraded fireplace which has retained the original brickwork. The kitchen has been upgraded in recent years to a high quality and modern standard, to include wall and floor mounted cabinetry and window seat nook. The kitchen is rather expansive in size and provides space aplenty for a dining set. The kitchen is complimented by a generously sized pantry. Bedroom 1 is front facing and enjoys double window feature overlooking the quaint gardens of Queens Park, and provides ample space for a double bed and storage. Bedroom 2 benefits from traditional style fireplace and also provides ample space for double bed and storage. The bathroom features contemporary full height subway tiling and black panelling, and includes "rain shower" over bath and glass to finish, as well as traditional style sanitaryware. The property specification includes secure communal entry, UPVC double glazing, gas combination boiler and well manicured communal gardens to the rear. Langside Avenue is conveniently placed for all amenities, and offers diverse range of facilities such as supermarkets, cafes, bars and restaurants. Mount Florida train station is a short journey away, as are the M8 and M77 motorway networks which connect the Southside to the West of Scotland and Central belt with ease.



All room measurements are taken at longest and widest points and are approximate only:-

Hallway: 3.30m x 2.10m

Living Room: 5.76m x 3.73m

Kitchen: 4.05m x 4.00m

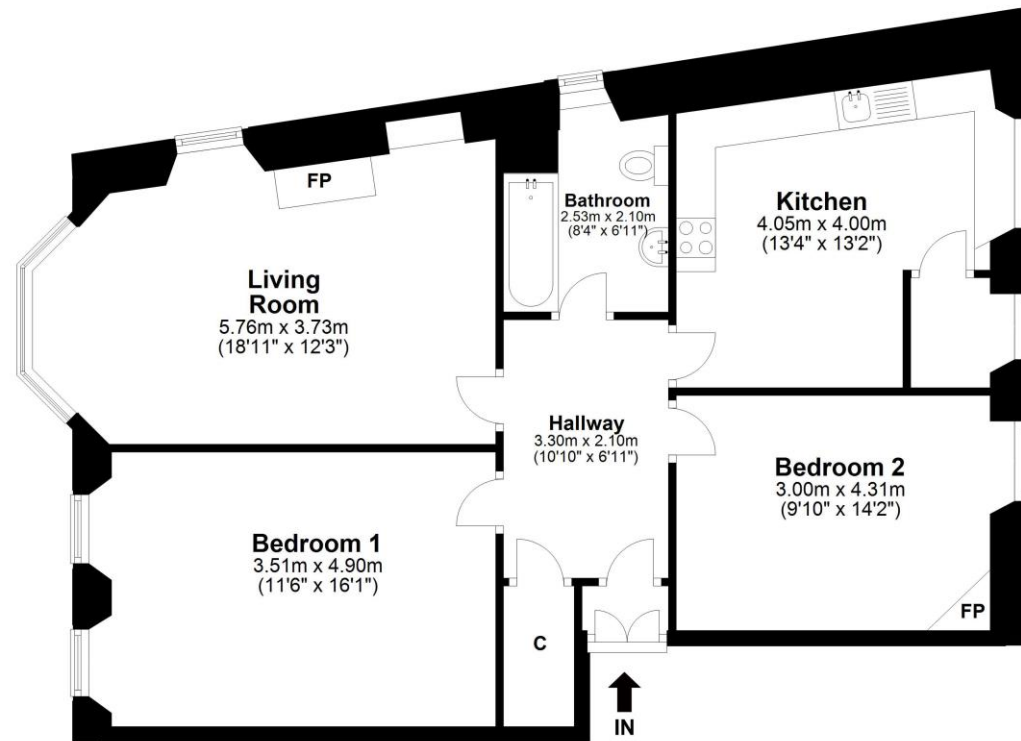
Bedroom 1: 3.51m x 4.90m

Bedroom 2: 3.00m x 4.31m

Bathroom: 2.53m x 2.10m



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Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81
69-80	C		
55-68	D	66	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>



Total area: approx. 83.1 sq. metres (894.4 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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